



COUNTY OF PLACER PLANNING COMMISSION

**AGENDA
DATE
June 9, 2011**

OFFICE OF Planning Services Division

3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
FAX: 530/745-3080
www.placer.ca.gov

Meeting will be held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Department located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodation, including auxiliary aids or services, please contact the Planning Department at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)

10:00 am **FLAG SALUTE**

ROLL CALL: Richard Johnson (Chairman), Jeffrey Moss (Vice Chairman), Miner Gray (Secretary), Larry Sevison, Ken Denio, Gerry Brentnall and Richard Roccucci

REPORT FROM THE PLANNING DIRECTOR - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

1) 10:05 am

**VESTING TENTATIVE SUBDIVISION MAP/CONDITIONAL USE PERMIT/TREE PERMIT (PSUB - T20080329)
THE ENCLAVE AT GRANITE BAY
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from Rancho Cortina Properties on behalf of Pastor Land Development Inc, for approval of a Vesting Tentative Subdivision Map and Conditional Use Permit to allow a 12-lot Planned Residential Development, including two open space lots. The applicant also request approval of a Tree Permit to allow for the removal of landmark cottonwood trees. The Planning Commission will also consider adoption of an Addendum to a Mitigated Negative Declaration prepared for the project.

Project Location: The project is located on North Side of Elmhurst Drive at the intersection of Swan Lake Drive in the Granite Bay area.

APN: 050-020-009, 050-020-010, 050-020-011, 466-080-013

Total Acreage: 12.07 acres

Zoning: RA-B-100 (Residential Agricultural combining a minimum Building Site of 100,000 square feet or 2.3 acres) RS-AG-B-40 (Residential Single Family, combining Agricultural, combining a minimum Building Site of 40,000 square feet)

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay Municipal Advisory Council

Applicant: Rancho Cortina Properties

Owner: Pastor Land Development Inc

County Staff:

Planning: EJ Ivaldi (530) 745-3147

Engineering and Surveying: Rebecca Taber (530) 745-3110

Environmental Health: Justin Hansen (530) 745-2300

2) 10:30 am

**GENERAL PLAN AMENDMENT (PGPA 20100374)
FORESTHILL DIVIDE COMMUNITY PLAN
ADDENDUM TO THE PREVIOUSLY ADOPTED EIR
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from the Placer County Planning Services Division, to provide a recommendation to the Placer County Board of Supervisors of policy amendments to the Foresthill Divide Community Plan. The amendments that have resulted from the Settlement Agreement entered into by Placer County and the Foresthill Residents for Responsible Growth and Friends of the North Fork in January of 2009. The Planning Commission will also consider an Addendum to the previously certified EIR for the Foresthill Divide Community Plan as adequate to satisfy the requirements of CEQA for this project pursuant to Section 18.20.110 - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15164).

Project Location: The Foresthill Divide Community Plan area is located within the central portion of Placer County in the Foresthill area.

Total Acreage: The Plan area comprises approximately 109 square miles located in the foothills of the western slope of the Sierra Nevada Mountains.

Community Plan Area: Foresthill Community Plan

MAC Area: Foresthill Forum

County Staff:

Planning: Melanie Jackson (530) 745-3036

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300